



<p align="center">BLUE RIDGE ESTATE</p> <p align="center">ARCHITECTURAL- AND BUILDING RULES</p>	<p align="center">BLUE RIDGE LANDGOED</p> <p align="center">ARGITEKTONIESE- EN BOUREËLS</p>
<p>1. Summary of Building Rules</p> <p>These rules have been put together so that the specific architecture in Blue Ridge can be maintained. To attain the said objectives, the Owner and Contractor bind themselves, their workers, and any sub-contractors jointly to the obligations contained herein during the time of building, and for observing the security at Blue Ridge. The HOA Management undertakes to use its best endeavours to monitor and enforce the provisions hereof.</p> <p>NB: Builders must be registered at the NHBRC (National Home Builders Registration Council) and must hand in a valid certificate and a valid Project Enrolment Number with the signed builders' contract. The Site Information Board must also contain all the relevant information as required by the Municipality and the NHBRC. Proof of insurance against public liability must also be available for the duration of the project.</p>	<p>Opsomming van Boureëls</p> <p>Hierdie reëls is saamgestel sodat die spesifieke argitektuur in Blue Ridge gehandhaaf kan word. Om die genoemde doelwitte te bereik, verbind die Eienaar en die Kontrakteur hulself, hul werkers en enige subkontrakteurs gesamentlik aan die verpligtinge wat hierin vervat is gedurende die bou tydperk, en om die sekuriteit by Blue Ridge in ag te neem en te respekteer. Die HEV Bestuur onderneem om sy beste pogings aan te wend om die bepalings hiervan te monitor en toe te pas.</p> <p>NB: Bouers moet by die NHBRC (Nasionale Huisbouersregistrasieraad) geregistreer wees en moet ook 'n geldige sertifikaat en geldige Projekregistrasienommer saam met die boukontrak inhandig. Die Terreininligtingsbord moet ook al die relevante informasie bevat soos vereis deur die Munisipaliteit en die NHBRC. Bewys van die nodige publieke aanspreeklikheid versekering vir die tydperk van die projek moet ook beskikbaar wees.</p>

1.1. Important Points	Belangrike Punte
<p>1.1.1. Blue Ridge Homeowners' Association (HOA) must approve all plans for new houses, as well as extensions and alterations on existing houses, before the plans may be submitted to Mossel Bay Municipality.</p>	<ul style="list-style-type: none"> Blue Ridge Huiseienaars Vereniging (HEV) moet alle planne vir nuwe bouwerk, sowel as vir uitbreidings en veranderings op bestaande huise, goedkeur voordat die planne by Mosselbaai Munisipaliteit ingedien kan word.
<p>1.1.2. For new building projects a deposit of R12,500.00 (twelve thousand five hundred rand) is payable to Blue Ridge HOA. This payment is facilitated by the Management Agent and must be fully paid before any building activity may commence.</p>	<ul style="list-style-type: none"> Vir nuwe bouprojekte is 'n deposito van R12,500.00 (twaalf duisend vyfhonderd rand) betaalbaar aan Blue Ridge HEV. Hierdie betaling word deur die Bestuursagent gefasiliteer en is ten volle betaalbaar alvorens enige bouwerk kan begin.
<p>1.1.3. With effect from 1 August 2023 an amount of R5,000.00 (five thousand rand) of the deposit of R12,500.00 (twelve thousand five hundred rand) will be refunded interest-free on 100% completion of the project meaning the HOA final inspection has been done and a completion certificate has been issued by the Local Authority. R5,000.00 (five thousand rand) is retained for the Blue Ridge road fund and R2,500.00 (two thousand five hundred rand) is retained for the cost of the professional architect that is used to scrutinise the plans before the building committee will approve the plans.</p>	<ul style="list-style-type: none"> Met ingang van 1 Augustus 2023 sal 'n bedrag van R5,000.00 (vyfduisend rand) van die deposito van R12,500.00 (twaalf duisend vyf honderd rand) rentevry terugbetaal word wanneer die projek 100% voltooi is wat beteken die finale inspeksie deur die HEV is gedoen en 'n voltooiingsertifikaat is deur die Plaaslike Owerheid uitgereik. R5,000.00 (vyfduisend rand) word vir die Blue Ridge-padfonds behou en R2,500.00 (twee duisend vyf honderd rand) word gebruik vir die koste van die professionele argitek wat gebruik word om die planne na te gaan voordat deur die bou komitee goedgekeur sal word.
<p>1.1.4. For extensions and alterations that require wet brick work and/or roof changes, there is a deposit of R5,000.00 (five thousand rand) required. R2,000.00 (two thousand rand) is refundable (interest-free) under the same conditions as above. R2,500.00 (two thousand five hundred rand) is retained for the cost of the professional architect that is used to scrutinise the plans before the building committee will approve the plans and R500.00 (five hundred rand) is retained for the Blue Ridge road fund.</p>	<ul style="list-style-type: none"> Vir aanbouings en veranderings waar nat steenwerk en/of dak veranderings beplan word, is daar 'n deposito van R5,000.00 (vyfduisend rand) betaalbaar. R2,000.00 (twee duisend rand) hiervan is terugbetaalbaar (rentevry) onder dieselfde voorwaardes as hierbo. R2,500.00 (twee duisend vyf honderd rand) word gebruik om die koste van die professionele argitek te dek wat gebruik word om die planne na te gaan voordat die bou komitee dit sal goedkeur en R500.00 (vyf honderd rand) word behou vir die Blue Ridge padfonds.
<p>1.1.5. For smaller extensions and alterations not requiring wet brick work and/or roof changes, there is a deposit of R5,000.00 (five thousand rand). R4,500.00 (four thousand five hundred rand) is refundable (interest-free) under the same conditions as above, while R500.00 (five hundred rand) is retained for the Blue Ridge road fund.</p>	<ul style="list-style-type: none"> Kleiner aanbouings en veranderings waar geen nat steenwerk en/of dak veranderings beplan word nie, is daar 'n deposito van R5,000.00 (vyf duisend rand) betaalbaar. R4,500.00 (vier duisend vyf honderd rand) is terugbetaalbaar (rentevry) onder dieselfde voorwaardes as hierbo terwyl R500.00 (vyf honderd rand) behou word vir die Blue Ridge padfonds.
<p>1.1.6. Access to Blue Ridge complex is controlled, and Owners are requested to see to it that their Contractors, their workers, and any sub-Contractors are given access to and leave the premises again in an orderly fashion. No workers</p>	<ul style="list-style-type: none"> Toegang tot Blue Ridge-kompleks word beheer, en die Eienaar word versoek om toe te sien dat sy Kontrakteur en werkers en enige subkontraakteurs toegang verleen word en die perseel weer verlaat op 'n geordende manier. Geen werkers van die

<p>of the building Contractor may stay on the building site during the night. It is the joint responsibility of the Member and the Contractor to see to it that control is exercised over the construction work and over access during the construction period.</p> <p>1.1.7. Working hours are limited, and no Contractor will be given access other than at the following times:</p> <p>Summer (1 September to 30 April) Mondays to Fridays 07:00 to 17:30 Saturdays 08:00 to 13:30 Sundays and public holidays – NO WORK</p> <p>Winter (1 May to 31 August) Mondays to Fridays 07:30 to 17:30 Saturdays 08:00 to 13:30 Sundays and public holidays – NO WORK</p> <p>1.1.8. Workers must be picked up or dropped off at the building site and are not allowed to walk from or to the gate.</p> <p>1.1.9. Workers may not leave the site where they work (including at mealtimes). Loitering around Blue Ridge by any contract workers is prohibited.</p> <p>1.1.10. The building site must always be kept tidy, and rubble must be put in a bin or skip daily and removed regularly.</p> <p>1.1.11. No cement bags, bottles or plastic bags may be left lying around. It is recommended that a refuse bin and/or a skip be available for this purpose.</p> <p>1.1.12. The slope of the ground on the site should be checked before building starts. A contour plan by a surveyor is required so that the height restriction of 8 metres can be observed.</p> <p>1.1.13. Only construction vehicles with a maximum weight of 18 ton bearing capacity will be allowed entrance to Blue Ridge to preserve the roads. Should the truck not be allowed access, further shunting with smaller trucks can be used by the Contractor from the outside of the estate to the building site. In special cases where access is granted by the Committee, the Committee reserves the right to accompany the truck while in the estate to record if any damage is caused to infrastructure.</p> <p>1.1.14. No paint brushes and rollers to be washed under</p>	<p>boukontrakteur mag op die bouverseel oorslaap nie. Dit is die gesamentlike verantwoordelikheid van die Lid en die Kontrakteur om toe te sien dat daar gedurende die tydperk van konstruksie kontrole oor die bouwerk en toegang is.</p> <ul style="list-style-type: none"> • Werksure is beperk, en geen Kontrakteur sal toegelaat word buite die onderstaande tye nie: <p>Somer (1 September tot 30 April) Maandae tot Vrydae 07:00 tot 17:30 Saterdag 08:00 tot 13:30 Sondag en openbare vakansiedae - GEEN WERK NIE</p> <p>Winter (1 Mei tot 31 Augustus) Maandae tot Vrydae 07:30 tot 17:30 Saterdag 08:00 tot 13:30 Sondag en openbare vakansiedae – GEEN WERK NIE</p> <ul style="list-style-type: none"> • Werkers moet by die bouverseel op- of afgelaai word en mag nie na of vanaf die hek loop nie. • Werkers mag nie die perseel verlaat waar hulle werk nie met inbegrip van etenstye. Rondrentel in Blue Ridge deur enige kontrakwerkers is verbode. • Die bouverseel moet ten alle tye netjies wees en bourommel moet daagliks in 'n vullisdrom of skip geplaas word en gereeld verwyder word. • Geen sementsakke, bottels of plastieksakke mag rondlê nie. 'n Vullisdrom en/of skip word hiervoor aanbeveel. • Die helling van die grond op die perseel moet nagegaan word voordat bouwerk begin. 'n Kontouerplan van 'n landmeter word vereis sodat die hoogtebeperking van 8 meter gehandhaaf kan word. • Slegs konstruksie voertuie met 'n maksimum dravermoë van 18 ton sal toegelaat word om Blue Ridge binne te kom om die paaie te beskerm. Indien die vragmotor nie toegelaat word nie, kan 'n kleiner vragmotor deur die Kontrakteur gebruik word om die vrag stuk-stuk van buite die landgoed tot by die bouverseel te vervoer. In spesiale gevalle waar toegang wel verleen word deur die Komitee, behou die Komitee die reg voor om die vragmotor te vergesel solank dit in die landgoed is om enige skade wat moontlik aan infrastruktuur veroorsaak kan word aan te teken. • Geen verfkwaste of rollers mag onder lopende
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<p>running water from the hose onto the soil.</p> <p>1.1.15. All Contractors to use water sparingly.</p> <p>1.1.16. No cement and sand may be washed down the road surfaces towards the stormwater drains.</p> <p>1.1.17. All road surfaces to be swept clean at the end of every day.</p> <p>1.1.18. Construction site must always be under control of a qualified supervisor.</p> <p>1.1.19. Occupational Health and Safety Laws should be adhered to during construction of new houses or additions.</p> <p>1.1.20. Contractors visiting building sites are not allowed to park on other Owners' Erven.</p> <p>1.1.21. Shade netting must be put up on all four sides of the site. New netting must be used and any netting with holes in it will not be acceptable and will have to be replaced. The netting must be supported with wooden frames at the top and bottom. The middle of the screen must be further supported by either wood or wire. The gate must also be supported by a proper wooden frame. If the building site is next to the outside boundary, the netting is not allowed to be fixed to the boundary wall or boundary fence. During construction the nets used to screen the construction site must be kept neat and tidy.</p> <p>1.1.22. The construction site must be clearly marked with a no entry board.</p> <p>1.1.23. Contractors must observe the speed limit in Blue Ridge which is 20 km per hour.</p> <p>1.1.24. Because space on Erven is limited, all deliveries of supplies and materials should be planned well ahead and be managed well. No supplies and materials may be left outside the boundaries of the Erf (on the adjacent Erf or next to the road).</p> <p>1.1.25. An approved chemical toilet system must be erected on the building site by the Contractor before building may start and must be properly placed for the full period of construction. It must be cleaned once a week by the supplier and in December before closing for the builder's break the toilets must be left clean and completely empty by the supplier. The chemical toilet can be replaced by a flush toilet once a proper sewerage connection is done.</p> <p>1.1.26. Connection points for utilities such as electricity,</p>	<p>water wat op die grond uitloop skoongemaak word nie.</p> <ul style="list-style-type: none"> • Alle Kontrakteurs moet water spaarsamig gebruik. • Geen sement en sand mag oor die padoppervlak in stormwater dreine gespuit word nie. • Alle padoppervlaktes moet aan die einde van elke dag skoongevee word. • Die bouverseel moet te alle tye onder die beheer van 'n gekwalifiseerde toesighouer wees. • Daar moet gedurende konstruksie van nuwe huise of aanbouings aan die nodige Beroepsgesondheid en -veiligheids wetgewing voldoen word. • Kontrakteurs wat bouversele besoek mag nie op ander Eienaars se Erwe parkeer nie. • Skadu-nette moet aan al vier kante van die terrein aangebring word. Nuwe nette moet gebruik word en enige net met gate daarin sal nie aanvaarbaar wees nie en sal vervang moet word. Die net moet met houtrame aan die bokant en onderkant ondersteun word. Die middel van die skerm moet verder deur hout of draad ondersteun word. Die hek moet ook deur 'n behoorlike houtraam ondersteun word. Indien die bouverseel teen die buitenste grensmuur geleë is, mag die nette nie aan die grensmuur of grensheining vasgemaak word nie. Die nette wat gebruik word om die bouverseel af te skerm moet tot aan die einde van die bouwerk netjies gehou word. • Die bouverseel moet duidelik met 'n geen toegang bord gemerk word. • Kontrakteurs moet die spoedgrens van 20 km per uur in Blue Ridge nakom. • Omdat spasie op die erwe beperk is, moet alle aflewering van voorrade en materiale vooruit beplan en goed bestuur word. Geen voorrade en materiaal mag buite die grense van die Erf (op die aangrensende Erf of langs die pad) gestoor word nie. • 'n Goedgekeurde chemiese toiletstelsel moet vir die duur van die bouwerk deur die Kontrakteur op die bouterrein opgerig word alvorens bouwerk mag begin. Dit moet een keer per week deur die verskaffer skoongemaak word en in Desember voordat die bouers vakansie begin moet dit skoon en heeltemal leeg gelaat word. Die chemiese toilet kan deur 'n spoeltoilet vervang word sodra 'n behoorlike rioolaansluiting gemaak is. • Aansluitingspunte vir dienste soos elektrisiteit,
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<p>water and sewerage must be identified by the Contractor before building may start.</p> <p>1.1.27. All external downpipes (drain-, toilet- and water pipes) should be concealed within a wall-shaft.</p> <p>1.1.28. All outside doors, including garage doors, must comply with the Blue Ridge architectural standards as set out in section 2.</p> <p>1.1.29. No white pipes may be used on the outside of the building unless no other option is available and if used the pipes must be painted the same colour as the plaster bands.</p> <p>1.1.30. A maximum building period of 9 (nine) months is allowed. If this is exceeded, permission should be obtained in writing from the HOA.</p> <p>1.1.31. Occupation is only possible once a Municipal Occupation Certificate has been issued.</p> <p>1.1.32. If something is not clear, please consult the HOA management.</p>	<p>water en riool moet geïdentifiseer word voordat met bouwerk begin mag word.</p> <ul style="list-style-type: none"> • Alle eksterne afvoerpype (drein-, toilet- en waterpype) moet binne 'n muur-skg versteek word. • Alle buitedeure, met inbegrip van motorhuisdeure, moet aan die Blue Ridge argitektoniese standaard soos uiteengesit in afdeling 2. • Geen wit pype mag aan die buitekant van die gebou gebruik word nie behalwe as geen ander opsie moontlik is nie en indien so gebruik moet die pype dieselfde kleur as die pleisterbande geverf word. • 'n Maksimum bouydperk van 9 (nege) maande word toegelaat. Indien dit oorskry word, moet skriftelike toestemming by die HEV verkry word. • Okkupasie is slegs moontlik indien 'n Okkupasie Sertifikaat deur die Munisipaliteit uitgereik is. • Indien daar enige onduidelikheid is, raadpleeg asseblief die HEV bestuur.
<p>Detailed Architectural- and Building Rules for Development</p>	<p>Gedetailleerde Argitektoniese- en Bouriglyne vir ontwikkeling</p>
<p>1.2. Placement of house and site planning:</p> <p>Street elevations must have various vertical level depths to prevent a street from consisting of a wall of buildings. This will create private areas around houses and will also benefit the aesthetics of the Development. Factors such as aesthetics, privacy and adequate sunlight should be taken into consideration when plans are drawn up.</p>	<p>Plasing van huis en terreinbeplanning:</p> <p>Straataansigte moet verskillende vertikale vlakdieptes hê om te voorkom dat 'n straat uit 'n muur van geboue bestaan. Dit sal veroorsaak dat meer privaat areas om huise geskep word en dit sal ook die estetika van die Ontwikkeling bevoordeel. Faktore soos estetika, privaatheid en voldoende sonlig moet in ag geneem word wanneer planne opgestel word.</p>

<p>1.3. Building Lines:</p> <p>Main building lines of the Development:- 3 metres</p> <p>Interior building lines of each Erf: Street building line:- 2 metres Lateral building lines:- 1.5 metres Back building lines:- 3 meters for Erven bordering the outside boundary of the Development and 1.5 meters for inside Erven</p> <p>Coverage:- 50% of size of the Erf</p> <p>Height restriction:- 8 metres measured in parallel with the natural ground line (ground and first floor included)</p> <p>Minimum built surface:- 160 m²</p>	<p>Boulyne:</p> <p>Hoofboulyne van die Ontwikkeling:- 3 meter</p> <p>Interne boulyne van elke Erf: Straatboulyn:- 2 meter Laterale boulyne:- 1,5 meter Agterste boulyne:- 3 meter vir Erwe wat grens aan die buitegrens van die Ontwikkeling en 1,5 meter vir interne Erwe</p> <p>Dekking:- 50% van erfgrötte</p> <p>Hoogtebeperking:- 8 meter parallel gemeet volgens die natuurlike grondlyn (grond- en eerste verdieping ingesluit)</p> <p>Minimum gebouoppervlak:- 160 m²</p>
<p>1.4. Levels</p> <p>Structures and levels of structures should follow the gradient of the natural ground so that excessively high foundation walls can be avoided. Excavations should be limited and should, as far as possible, not be deeper than 1.2 m.</p> <p>Storm-water drainage and rainwater from gutters must be spread evenly over the Erf to prevent erosion and must be handed over to the low-lying Erf, if applicable, in a controlled manner and according to the Municipal regulations.</p>	<p>Vlakke</p> <p>Strukture en vlakke van strukture moet die helling van die natuurlike grond volg sodat oormatige hoë fondasiemure vermy kan word. Uitgrawings moet geminimaliseer word en sover moontlik nie dieper as 1,2 m wees nie.</p> <p>Stormwater en reënwater vanuit geute se dreinerings moet eweredig oor die Erf versprei word om erosie te voorkom en moet oorhandig word aan die laerliggende Erf, indien van toepassing, in 'n beheerde manier en in ooreenstemming met Munisipale regulasies.</p>

<p>1.5. Exterior Walls</p> <p>Materials:</p> <ul style="list-style-type: none"> • Only 2 types of face bricks are approved to allow for uniformity – Qunu Light and Cape Blend. • Plastered areas must be painted with approved colours to match the face bricks. • Plastered columns (spider legs) form part of the Blue Ridge architectural appearance and must appear in each design. <p>Approved paint colours:</p> <ul style="list-style-type: none"> • Plascon Micatex (Dune 4) • Top Paints – (Dusty Olive code 8774-4) • All other paint with corresponding colour to the above, using Dune 4 as the reference colour. <p>NOTES:</p> <ul style="list-style-type: none"> • <i>No wooden structures are allowed.</i> • <i>No cement face bricks are allowed.</i> • <i>No cosmetic plastering is allowed.</i> • <i>No fibre cement or wood cladding.</i> 	<p>Buite Mure</p> <p>Materiaal:</p> <ul style="list-style-type: none"> • Die HEV sal slegs 2 tipes klei sierstene goedkeur vir eenvormigheid - Qunu Light en Cape Blend. • Gepleisterde dele moet geverf word met goedgekeurde kleure wat aanpas by die sierstene. • Gepleisterde pilare (spider legs) maak deel uit van Blue Ridge argitektoniese voorkoms en moet in elke ontwerp voorkom. <p>Goedgekeurde verfkleure:</p> <ul style="list-style-type: none"> • Plascon Micatex (Dune 4) • Top Paints – (Dusty Olive kode 8774-4) • Alle ander verf soorte moet ooreen stem met bogenoemde kleur deur Dune 4 as die verwysings kleur te gebruik. <p>NOTAS:</p> <ul style="list-style-type: none"> • <i>Geen houtstrukture word toegelaat nie.</i> • <i>Geen sement sierstene word toegelaat nie.</i> • <i>Geen kosmetiese pleisterwerk word toegelaat nie.</i> • <i>Geen veselcement of houtbedekking nie.</i>
<p>1.6. Windows</p> <p>Windows must be arranged proportionally, and this is strongly recommended at strategic places in the designs. Long horizontal windows do not form part of the Blue Ridge architectural appearance. Bathroom windowpanes must be fitted with frosted glass.</p> <p>Materials:</p> <ul style="list-style-type: none"> • Only charcoal epoxy aluminium window frames. • Burglar bars must have plain horizontal designs and should be mounted on the inside. (Charcoal aluminium or transparent burglar bars can be used.) • The glass must comply with the SANS 10400 building regulations and those of the Association of Architectural Aluminium Manufacturers of South Africa (AAAMSA). 	<p>Vensters</p> <p>Vensters moet proporsioneel gerangskik word en word sterk aanbeveel op strategiese plekke in die ontwerp. Lang horisontale vensters maak nie deel uit van Blue Ridge se argitektoniese voorkoms nie. . Badkamer vensters moet matglas in hê.</p> <p>Materiale:</p> <ul style="list-style-type: none"> • Slegs “charcoal” epoksie aluminium-vensterrame. • Diefwering moet eenvoudige horisontale ontwerpe hê en binne gemonteer word. (“Charcoal aluminium of deursigtige diefwering kan gebruik word.) • Die glas moet voldoen aan die SANS 10400 bouregulasies en dié van die Vereniging van AAAMSA (Association of Architectural Aluminium Manufacturers of South Africa).

1.7. Outside Doors

Materials:

- Front and back doors must be charcoal epoxy aluminium frames, with non-transparent laminated shatterproof glass (can be achieved by using frosted, tinted or by a sticker-type pattern).
- Patio and folding and sliding doors may have clear glass. No wooden outside doors will be allowed.
- Garage doors must be a maximum of 4.8 metres wide and 2.5 metres high, only charcoal epoxy aluminium with white non-transparent laminated shatterproof glass or the same colour plexi-glass panels.
- If plexi-glass is used, the colour must match the existing glass panel garage doors as close as possible.
- Double garage:- Four or five horizontal and three or four vertical panels.
- Single garage:- Four or five horizontal and three vertical panels.

Examples below:

Buitedeure

Materiale:

- Alle voor- en agterdeure moet “charcoal” epoksie-aluminium rame wees, met ondeursigtige gelamineerde veiligheidsglas. (matglas, gekleurde (tinted) glas of ‘n plakker-tipe patroon kan gebruik word).
- Patio- vou- en skuifdeure kan deurskynende glas hê. Geen hout-buitedeure sal toegelaat word nie.
- Motorhuisdeure moet maksimum 4.8 meter wyd en 2.5 meter hoog wees, slegs “charcoal” epoksie-aluminium met wit ondeursigtige gelamineerde veiligheidsglas of dieselfde kleur plexiglas-panele.
- As plexiglas gebruik word moet die kleur so na as moontlik aanpas by die motorhuisdeure met glaspanele.
- Dubbel motorhuis:- Vier of vyf horisontale en drie of vier vertikale panele.
- Enkel motorhuis:- Vier of vyf horisontale en drie vertikale panele.

Voorbeelde hieronder:



Glass panels 5 horizontal x 4 vertical / Glaspanele 5 horisontaal x 4 vertikaal



Plexi glass panels 4 horizontal x 4 vertical / Plexiglas 4 horisontaal x 4 vertikaal



Glass panels 5 horizontal x 3 vertical / Glaspanele 5 horisontaal x 3 vertikaal

1.8. Sun/Rain Awnings

Awnings are only allowed above outside doors (including sliding and folding doors) for sun and rain protection.

Material:

- Frame must be charcoal in colour similar to the window and door frames.
- Clear or charcoal coloured glass, perspex or plastic can be used inside the frame.

Son/Reën Skerms

Skerms word slegs toegelaat bokant buite deure (skuifdeure en voudeure ingesluit) vir son en reën beskerming.

Materiaal:

- Raam moet charcoal kleur soortgelyk aan die venster end deur rame.
- Helder of charcoal glas, perspex of plastiek kan binne-in die raam gebruik word.



Example

1.9. Balconies and Verandas

If floors of balconies and the floors of verandas are tiled, nonslip tiles must be used. Colour must preferably be of an earthy colour. Paving can also be used around braai area.

Safety rails must have simple designs and should comply with national building regulations. It is recommended that the cross-members (ribs) of the rail are positioned vertically rather than horizontally to prevent children from climbing on the safety rails.

Safety rail Material:

- Stainless steel safety rails of marine grade, combined with stainless steel bars, -tubes or -cables, or safety glass panels.
- Polycrrete – natural colour or painted in the same colour as the plaster bands. Stainless steel bars/tubes/cables may be combined with the Polycrrete handrails.
- Galvanised Iron – with powder coating which must be of the same colour as the plaster bands.
- Aluminium - with powder coating which must be the same as the plaster bands.

See examples below.

Balkonne en Stoepe

Indien vloere van balkonne en buitestoepe geteel word, moet dit van glyvaste teëls wees. Kleur moet verkieslik 'n aardse kleur wees. Plaveisel kan ook rondom braai area gebruik word.

Veiligheidsreëlings moet eenvoudige ontwerpe hê en aan die nasionale bouregulasies voldoen. Dit word voorgestel dat die dwarsbalkies vertikaal eerder as horisontaal geposisioneer word om te verhoed dat kinders teen die reëling kan opklim.

Veiligheidsreling Materiaal:

- Vlekvryestaal reëlings van maritieme graad gekombineer met vlekvryestaal stawe, -pype of -kabels, of veiligheidsglas panele
- Polycrrete – natuurlike kleur of dieselfde kleur as die pleisterbande gevef wees. Vlekvryestaal-stawe/pype/kabels mag gekombineer word met die Polycrrete-handreelings.
- Gegalvaniseerde Yster - met poeier bedekking van dieselfde kleur as die pleisterbande.
- Aluminium – met poeier bedekking van dieselfde kleur as die pleisterbande.

Sien voorbeelde hieronder.



1.10. Roofs

Roofs should be pitched at between 10 and 20 degrees. Fascia boards and bargeboards must be provided and painted charcoal colour.

Flat concrete roofs may only be used to connect other roofs.

Material:

- Only light grey Klip-Lok ('clip-lock) type roofing of single lengths may be used. By example Arcelor Mittal "Dove Grey" below or an exact match from any alternative supplier will be acceptable. If unsure, please confirm with the Blue Ridge Building Committee.

Dakke

Die gradiënt van dakke moet tussen 10 en 20 grade wees. Fassieborde en skutborde moet voorsien en "charcoal" kleur geverf word.

Plat betondakke mag slegs gebruik word om ander dakke te verbind.

Materiaal:

- Slegs eenlengte ligte grys Klip-Lok (clip-lock) tipe dakbedekking mag gebruik word. As voorbeeld sal Arcelor Mittal "Dove Grey" hieronder of presies dieselfde kleur van enige ander verskaffer aanvaarbaar wees. Indien onseker, bevestig aseblief met die Blue Ridge Bou Komitee.

		
FISH EAGLE WHITE	AFRICAN WHITE	SEA SPRAY
WHITE LION	CAPE WHITE	CHALK
SANDSTONE BEIGE	AFRICAN CREAM	SAVANNAH
GEMSBOK	NO MATCH	DESERT SAND
DOVE GREY	ARMOUR GREY	RAIN CLOUD
DARK DOLPHIN	VOLCANIC GREY	SLATE
CHARCOAL GREY	CHARCOAL	THUNDERSTORM



1.11. Eaves, Gables and Gutters

Eaves must be finished off with 225 mm fibre cement fascia boards painted in charcoal colour. The soffit underneath is normally white but can be painted exactly the same colour as the fascia board as well.

Gables must be finished off with 275 mm fibre cement barge boards painted in charcoal colour. The soffit underneath is normally white but can be painted exactly the same colour as the barge board as well.

The Eaves and Gables must be finished in exactly the same colour and combination around the house.

Gutters must be beige seamless aluminium gutters and 75 mm beige square downpipes must be used. Beige colour must be the same as the examples below.

Dakrande, Gewels en Geute

Dakrande moet afgewerk word met 225 mm vesement fassieborde wat in "charcoal" kleur geverf moet word. Die onderkant (plafon) is normaalweg wit, maar kan ook presies dieselfde kleur as die fassieborde geverf word.

Gewels moet afgewerk word met 275 mm vesement skutborde wat in "charcoal" kleur geverf moet word. Die onderkant (plafon) is normaalweg wit, maar kan ook presies dieselfde kleur as die skutborde geverf word.

Die dakrand en gewels moet in presies dieselfde kleur en kombinasie reg rondom die huis afgewerk word.

Geute moet beige soomlose aluminiumgeute wees en 75 mm vierkantige beige afleipype moet gebruik word. Beige kleur moet dieselfde as die voorbeelde hieronder wees.



1.12. Yard Walls and Boundary Walls

Yard walls:

These must be a brick wall with a maximum height of 2 metres and a minimum of 1.8 metres. The yard wall (also referred to as kitchen screen wall) must be plastered and painted the same colour as the plastered strips of the house. All yard walls must be indicated clearly on the plans and the total area of the yard must not exceed 10 m². Refuse bins, washing lines, heat pumps, geysers and gas cylinders must not be visible from streets and parks but be concealed within the yard. If this is not possible for a heat pump or gas geyser, it must be enclosed properly using fibre cement boards, painted the same colour as the plaster bands. All openings to the yard must be fitted with gates constructed of timber battens similar to the examples below.

Boundary walls:

Boundary walls may not comprise more than 75% of the entire perimeter of the Erf and must be of the same material as the main building. No boundary walls in front of the house facing the street are allowed and side walls visible from the street must be of face brick topped by a rowlock course. Boundary walls must be approved by the HOA so that the aesthetic feel of the development can be maintained. The height of these walls may not exceed 600 mm from ground level. No concrete boundary walls are allowed. If a small gate is planned between the boundary wall and the main residence it must be the same height as the boundary wall, constructed of timber battens.

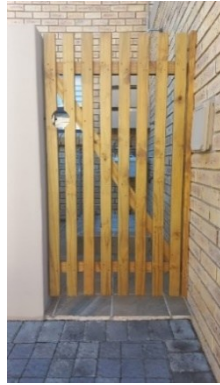
Werfmure en Grensmure

Werfmure:

Dit moet met stene gebou word met 'n maksimum hoogte van 2 meter en 'n minimum van 1,8 meter. Die werfmuur (ook bekend as kombuis-skermmuur) moet gepleister en dieselfde kleur gevef word as die gepleisterde bande van die huis. Alle werfmure moet duidelik op die planne aangedui word en die totale oppervlak van die werf mag nie 10 m² oorskry nie. Asblikke, wasgoedlyne, hittepompe, geisers en gasbottels moet onsigbaar wees vanaf strate en parke en binne-in die werfgebied versteek word. Indien dit nie moontlik is vir hittepompe en gas geisers nie, moet dit behoorlik toegemaak word met vesel sement borde en dieselfde as die pleisterbande gevef word. Alle openinge in die werfmuur moet met houthekke toegemaak word soortgelyk aan die voorbeelde hieronder.

Grensmure:

Grensmure mag nie meer as 75% van die totale omtrek van die Erf beslaan nie en moet ook van dieselfde materiaal as die hoofgebou wees. Geen grensmure voor die huis aan die straat se kant word toegelaat nie en symure wat van die straat af sigbaar is, moet van siersteen met 'n rollaag bo-op wees. Grensmure moet deur die HEV goedgekeur word sodat die estetiese gevoel van die ontwikkeling behoue kan bly. Die hoogte van hierdie mure mag nie 600 mm vanaf die grondvlak oorskry nie. Geen beton grensmure word toegelaat nie. Indien 'n klein hekkie beplan word tussen die grensmuur en die hoofgebou, moet dit dieselfde hoogte as die grensmuur wees en uit hout sparre gemaak word.



1.13. Retaining walls:

Retaining walls that exceed 1 000 mm in height must be provided with a safety railing, as directed by the Municipal By-laws, by the Owner creating the retainer wall. Safety rails on retainer walls must conform to the minimum height and specification as directed by Municipal By-laws, but must not be higher than 1 000 mm. In the case where the retaining wall only requires a portion of the specific boundary section to be protected, it will be allowed to erect the safety rail for the full length of that boundary section for aesthetic purposes.

If a boundary wall already exists on an adjoining Erf, this cannot be used as a retaining wall unless permission from neighbour is obtained, and the necessary precaution is taken against damp.

Safety rail Material:

- Stainless steel safety rails of marine grade, combined with stainless steel bars, -tubes or -cables, or safety glass panels.
- Polycrte – natural colour or painted in the same colour as the plaster bands. Stainless steel bars/tubes/cables may be combined with the Polycrte handrails.
- Galvanised Iron – with powder coating which must be of the same colour as the plaster bands.
- Aluminium - with powder coating which must be the same as the plaster bands.
- Black Clear-View / Clear-Vu


Keermure:

Keermure wat 'n hoogte van 1 000 mm oorskry moet van 'n veiligheidsreling voorsien word, soos deur die Munisipale Verordening bepaal, deur die Eienaar wat die keermuur skep. Veiligheidsrelings op keermure moet voldoen aan die minimum hoogte en spesifikasie soos voorgeskryf deur Munisipale Verordeninge, maar mag nie hoër as 1 000 mm wees nie. In die geval waar die keermuur slegs vereis dat 'n gedeelte van die spesifieke grensgedeelte beskerm moet word, sal dit toegelaat word om die veiligheidsreling vir die volle lengte van daardie grensgedeelte op te rig vir estetiese doeleindes.

Indien 'n grensmuur alreeds op die aangrensende Erf bestaan kan dit nie as 'n stutmuur gebruik word nie tensy toestemming vanaf die buurman verkry word en die nodige beskerming teen vogtigheid getref word.

Veiligheidsreling Materiaal:

- Vlekvryestaal reëlings van maritieme graad gekombineer met vlekvryestaal stawe, -pype of -kabels, of veiligheidsglas panele
- Polycrte – natuurlike kleur of dieselfde kleur as die pleisterbande geverf wees. Vlekvryestaal-stawe/pype/kabels mag gekombineer word met die Polycrte-handrelings.
- Gegalvaniseerde Yster - met poeier bedekking van dieselfde kleur as die pleisterbande.
- Aluminium – met poeier bedekking van dieselfde kleur as die pleisterbande.
- Swart Clear-View / Clear-Vu

<p>1.14. Paving and Driveways</p> <p>Paved driveways must be paved right up to the internal road and the pavers used must be the same shape and size.</p> <p>Yard areas must be paved or tiled as well as sections to the front door. A paved strip 800 mm to 1,000 mm wide around the house will be allowed.</p> <p>Material: Only charcoal colour cement or cobble stone paving is allowed. No striped, multi-coloured or face brick paving will be accepted.</p>	<p>Plaveisel en Opritte</p> <p>Plaveiselopritte moet tot teenaan die interne paaie geplavei word en die plavei stene moet deurgaans dieselfde vorm en grootte hê.</p> <p>Werfgebiede moet geplavei of geteel word en ook gedeeltes na die voordeur. 'n Strook plaveisel 800 mm tot 1,000 mm wyd rondom die huis sal toegelaat word.</p> <p>Materiaal: Slegs "charcoal"-kleurige sement- of cobble plaveisel word toegelaat. Geen gestrepte, bont of siersteen plaveisel sal aanvaar word nie.</p>
<p>1.15. Services</p> <p>All pipes (water, solar system, drain and sewerage) must be concealed within the walls/shafts. Shafts must be covered with painted fascia boards (the same colour as the plastered strips).</p> <p>Ventilation pipes visible above the roof must be painted the same colour as the fascia boards.</p>	<p>Dienste</p> <p>Alle pype (water, sonstelsel, drein en riool) moet in die mure of skagte versteek wees. Skagte moet bedek word met geverfde fassieborde (dieselfde kleur as die gepleisterde bande).</p> <p>Ventilasiepype wat bokant die dak sigbaar is moet dieselfde kleur as die fassieborde geverf word.</p>
<div style="text-align: center;">  <p>Encased sewer shaft / Bedekte rioolskag</p> </div>	

<p>1.16. Water Tanks</p> <p>Water tanks (preferably beige) must be enclosed completely and not be visible from outside the Erf (from inside and outside the Estate) through a combination of the yard wall and/or cladding which should be painted the same colour as the plaster bands.</p>	<p>Water Tenks</p> <p>Watertenks (verkieslik beige) moet heeltemal toegemaak wees en nie sigbaar wees van buite die Erf (nie van binne of buite die Kompleks) nie met 'n kombinasie van die werfmuur en/of bekleding wat in dieselfde kleur as die pleisterbande geverf moet word.</p>
<p>1.17. Chimneys</p> <p>Chimneys must be built with the same face bricks as the house and should be finished with a rowlock course, or it may be plastered and painted in the prescribed colours. The chimney must be furnished with a stainless-steel fixed cowl, a rotating cowl or a chimney turbine which must be black in colour. Chimneys that do not conform to these prescribed specifications must be approved by the HOA in writing.</p>	<p>Skoorstene</p> <p>Skoorstene moet van dieselfde sierstene as die huis gebou word en afgerond word met 'n rollaag bo-op, of dit kan gepleister word en in die voorgeskrewe kleure geverf word. Die skoorsteen moet voorsien word van 'n vlekvrystaal vaste kap, roterende kap of 'n skoorsteen turbine wat swart geverf is. Skoorstene wat nie aan hierdie voorgeskrewe vereistes voldoen nie moet skriftelik deur die HEV goedgekeur word.</p>
<p>1.18. TV and Internet Aerials and Dishes</p> <p>These must be mounted as far as possible out of sight and limited in size.</p>	<p>TV en internet Lugrade en Skottels</p> <p>Dit moet sover as moontlik uit die oog geïnstalleer word en beperk word in grootte.</p>
<p>1.19. Solar Panels</p> <p>Solar water heating panels: Mounting of solar water heating systems should be installed to match the style of Blue Ridge whilst complying with SANS standards.</p> <p>Photo Voltaic (PV) panels: The installation of solar PV panels for generating electricity must match the style of Blue Ridge aesthetically whilst complying with SANS standards and municipal regulations. The PV panels must be mounted neatly and as flat as possible on the roof. On new houses the cabling from the panels on the roof should also be concealed in the service shaft.</p> <p>All piping and cabling that are visible must be painted in the same colour as the plaster bands.</p>	<p>Sonpanele</p> <p>Sonkrag waterverhitting-panele: Installasie van sonkrag waterverhittingstelsels moet esteties aanpas by die styl van Blue Ridge terwyl dit aan SANS-standaarde voldoen.</p> <p>Fotovoltaïese (FV) sonpanele: Die installering van sonkrag FV panele vir die opwekking van elektrisiteit moet esteties aanpas by styl van Blue Ridge terwyl dit aan SANS-standaarde en munisipale regulasies voldoen. Die FV panele moet netjies en so plat as moontlik op die dak gemonteer word. Vir nuwe huise moet die kables van die panele op die dak ook in die diens skag geplaas word.</p> <p>Alle pype en kables wat sigbaar is moet in dieselfde kleur as die pleisterbande geverf word.</p>

<p>1.20. Outside Lights</p> <p>Outside lights must shine up- and/or downwards so that the area around the house is lit but the lights do not shine onto nearby houses. If spotlights are used it must be set to shine downwards or towards the house.</p>	<p>Buite ligte</p> <p>Buiteligte moet op- en/of afwaarts skyn sodat die gebied rondom die huis verlig word, maar die ligte nie op nabygeleë huise skyn nie. Indien kolligte gebruik word moet dit gestel word om afwaarts of na die huis te skyn.</p>
<p>1.21. Plants</p> <p>The indigenous and fynbos plants form part of the development and are recommended as far as possible, as they are adapted to the weather conditions and do not require much care, upkeep, and water. Tropical and other large plants, such as palms, are not allowed. See Environmental Management Plan (EMP). The garden must be developed immediately once the house is completed, and the HOA will only sign off on the project once this is done as well.</p>	<p>Plante</p> <p>Die inheemse en fynbos is deel van die ontwikkeling en word so ver as moontlik aanbeveel, aangesien dit aangepas is by die weerstoestand en nie baie sorg, instandhouding en water nodig het nie. Tropiese en ander groot plante soos palms, word nie toegelaat nie. Sien Omgewings Bestuursplan (OBP). Die tuin moet dadelik ontwikkel word sodra die huis voltooi is en die HEV sal slegs afteken op die projek in dien dit ook gedoen is.</p>
<p>1.22. House Numbers</p> <p>Each house must have a house number that is clearly visible from the road.</p>	<p>Huisnommers</p> <p>Elke huis moet duidelik met die huisnommer gemerk wees wat duidelik vanaf die pad sigbaar is.</p>
<p>1.23. Contractor's Board</p> <p>Only one standard Contractor's board must be put up on the Erf during the building process as well as a No Entry sign. No other sub-contractor's board or advertisements will be allowed.</p>	<p>Kontrakteurbord</p> <p>Slegs een standaard-Kontrakteurbord moet tydens die bouproses op die Erf opgerig word sowel as 'n Geen Toegang teken. Geen ander subkontrakteursborde of advertensieborde sal toegelaat word nie.</p>
<p>1.24. Gas Cylinder Installations</p> <p>Gas cylinders must be installed according to Municipal regulations with the associated Certificate of Compliance (CoC). This is to also ensure that the safety of neighbouring properties is not compromised and a copy of the CoC can be requested by the Committee should complaints be received.</p>	<p>Gassilinder Installasies</p> <p>Gassilinders moet volgens die Munisipale regulasies met die gepaardgaande Sertifikaat van Voldoening (SvV) geïnstalleer word. Dit is nodig om te verseker dat omliggende eiendom ook beskerm word en 'n afskrif van die SvV kan deur die komitee versoek word indien enige klagtes ontvang word.</p>

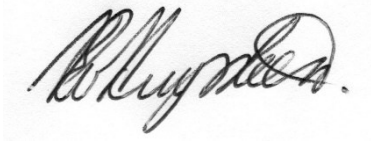
<p>1.25. Air-conditioning Installations</p> <p>The external unit of air-conditioning installations should be placed with due consideration of the neighbouring residence to manage the potential impact of noise. Inverter type units are less noisy and should be the technology of choice.</p> <p>If the unit is installed at ground level or at floor level on a balcony in a position where it is visible from the street, it must be enclosed (boxed).</p> <p>If the unit is installed against a wall above ground level it must be enclosed in all cases.</p> <p>The enclosing and all piping and cabling that are visible must be painted in the same colour as the plaster bands.</p>	<p>Lugreëling Installasies</p> <p>Die eksterne eenheid van lugversorging installasies moet met behoorlike oorweging van die naburige woning geplaas word om die moontlike impak van geraas te beperk. Omsetter-tipe eenhede is stiller en behoort die tegnologie van keuse te wees.</p> <p>As die eenheid op grondvlak of op vloervlak op 'n balkon geïnstalleer word waar dit vanaf die straat sigbaar is, moet dit in omhulsel toegemaak word.</p> <p>As die eenheid teen 'n muur bo grondvlak geïnstalleer is, moet dit in alle gevalle toegemaak word.</p> <p>Die omhulsel en alle pype en kables wat sigbaar is moet in dieselfde kleur as die pleisterbande geverf word.</p>
<p>1.26. Building Plans</p> <p>The following set of plans is required for approval of plans (1 Electronic set and 2 printed sets):</p> <ul style="list-style-type: none"> • 1:200 site plan indicating building, yard walls, paving and enclosures • 1:100 floor plan • 1:100 or 1:50 sections • 1:1200 elevations • Full description of all construction material • All other plans as required by Mossel Bay Municipality 	<p>Bouplanne</p> <p>Die onderstaande stel planne word vereis vir goedkeuring van planne (1 Elektroniese stel en 2 gedrukte stelle):</p> <ul style="list-style-type: none"> • 1:200 terreinplan wat gebou, werfmure, plaveisel en omheinings aandui • 1:100 vloerplan • 1:100 of 1:50 deursnitte • 1:1200 aansigte • Volledige beskrywing van alle konstruksie materiaal • Alle ander planne soos deur Mosselbaai Munisipaliteit vereis word

2. The Design Overview Process

- 3.1 Sketch plans (for new houses or alterations) can be submitted to the Management Agent for provisional approval by the HOA to prevent unnecessary wasting of time and money, and to avoid disappointment.
- 3.2 Two printed sets and a soft copy of the final plans (new build and alterations) as detailed in 1.26 must be handed in at the Management Agent for approval by the HOA, with assistance from a professional architect, at least 10 (ten) business days before the planned submission to the Municipality. The HOA will endeavour to approve the plans within this period, as long as there are no issues that need to be referred back for correction.
- 3.3 The excavation for soil tests prior to submission to the Municipality can be done in two ways: 1) the hole(s) can be dug and surrounded by plastic barrier tape until the samples have been taken. It must then immediately be closed and the tape removed; or 2) the site can be cleared completely according to 3.4.4 and 3.4.5 below. This is not the preferred option as the netting must be kept in the required neat conditions as specified in 1.1.21 from this point forward.
- 3.4 Once the plans are approved by the Mossel Bay Municipality the following steps are compulsory before any construction may start:
- 3.4.1 The building deposit as detailed in 1.1.2 to 1.1.5 is payable to the Management Agent.
- 3.4.2 The Building Contract must be signed and handed to the Management Agent.
- 3.4.3 Both the NHBRC and Insurance (Public Liability, Motor Vehicle and SASRIA) documentation must be attached to the Building Contract.
- 3.4.4 A site meeting must be scheduled, if not already done based on 3.3 option 2, once all the above is in place to ensure that all service connection points are identified, the site is checked for small animals, and the building committee is satisfied that all conditions have been adhered to.
- The site must then be screened off immediately and properly according to 1.1.21.

Die Ontwerpoorsigproses

- Sketsplanne (vir nuwe huise of veranderings) kan eers by die Bestuursagent ingedien word vir voorlopige goedkeuring deur die HEV om onnodige vermorsing van tyd en geld asook teleurstelling te voorkom.
- Twee gedrukte stelle en 'n sagte kopie van die finale planne (nuwe bouwerk en veranderings) soos beskryf in 1.26 moet ten minste 10 (tien) besigheidsdagte voor die beplande indiening by die Munisipaliteit by die Bestuursagent ingedien word vir goedkeuring deur die HEV met hulp van 'n professionele argitek. Die HEV sal poog om die goedkeuring binne hierdie periode te gee, solank daar nie enige probleme opgetel word wat terugverwys moet word vir regstelling nie.
- Die uitgraving vir grond toetse voor indiening by die Munisipaliteit kan op twee maniere gedoen word: 1) die gat(e) kan gegrawe word en met versperringsband omring word totdat die monsters geneem is. Dit moet dan onmiddellik toegemaak en die band verwyder word; of 2) die erf kan heeltemal skoongemaak word volgens 3.4.4 en 3.4.5 hieronder. Dit is nie die voorkeur opsie nie, aangesien die net vanaf hierdie punt in die vereiste netjiese toestand gehou moet word soos gespesifiseer in 1.1.21.
- Sodra die planne deur die Mosselbaai Munisipaliteit goedgekeur is, is die volgende stappe verpligtend voordat enige bouwerk mag begin:
 - 'n Bou deposito soos beskryf in 1.1.2 tot 1.1.5 is betaalbaar aan die Bestuursagent.
 - Die boukontrak moet volledig geteken wees en by die Bestuursagent ingehandig wees.
 - Beide die NHBRC en Versekerings (Publieke Aanspreeklikheid, Motorvoertuig en SASRIA) dokumentasie moet by die Boukontrak aangeheg wees.
 - 'n Terrein vergadering moet geskeduleer word, indien nie gedoen gebaseer op 3.3 opsie 2 nie, sodra al die bostaande in plek is om te verseker dat alle dienspunte geïdentifiseer word, die terrein deursoek word vir klein diertjies en die bou komitee tevrede is dat alle voorwaardes nagekom is.
 - Die bouperseel moet dan onmiddellik en behoorlik afgeskerm word volgens 1.1.21.

<p>3.5 All enquiries or unclear points must be resolved with the HOA.</p>	<ul style="list-style-type: none">• Alle navrae of onduidelikhede moet uitgeklaar word met die HEV.
<p>Approved at AGM / Goedgekeur by AJV</p>  <p>Signed by Chairperson / Geteken deur Voorsitter</p> <p>2026/05/30</p>	